

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
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Project Name: Henri & Marie-Paule Terrier/La
Coquille Corp.

Case #: 136-R-01

Date: 12/19/01

Comments :

1. As a condition of the Building Permit issuance the engineer shall obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The construction license(s) and associated certified plans and calculations shall be submitted with the owner's application for a Building Permit.
2. The applicant shall consult with a traffic engineer to assess the number of trips currently being generated by sites occupying this site and the other site to the west. The report of the net increase in trips per day will be evaluated for the purpose of determining the extent of traffic impact analysis (TIA) required for this development pursuant to Section 47-25.2 of the ULDR.
3. Prior to initiating such a TIA the owner's consultant shall arrange for a methodology meeting to be held with the City and our consultant, if applicable, to establish the components of the study to be submitted.
4. Sunrise Boulevard is a Broward County Trafficway and requires a 120 ft. ultimate width. The survey submitted indicates that only a fifty (50) foot width exists north of centerline. A ten (10) foot wide dedication is therefore necessary with the appropriate chord as determined by the FDOT to complete the City's requirements at N.E. 16 Avenue and N.E. 17 Avenue and must be dedicated to the public. City Engineering staff will administer the forms review and recording of the right of way or easement deeds and sketches of description. Obtain these forms from Tim Welch, 300 N.W. 1 Avenue, Fort Lauderdale, FL.

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5. Please provide the following plans prepared by a State of Florida licensed Engineer for review and approval by the Engineering Department prior to final DRC authorization :
 - a. Paving & Drainage Plan
 - b. Pavement Marking & Signage Plan
 - c. Water & Sewer Plan
 - d. Associated water, sewer, and drainage details and specifications, as applicable
6. Indicate the dimensions of the proposed loading zone, typical parking space, site access turning radii, and stacking distances in from property lines at all accesses.
7. Provide a clear loading area of 12 x 45 ft. without doors opening into it. Note that the loading zone shall not conflict with the through drive aisle.
8. The existing pylon sign lies within what will be the required clear sight triangle. Plans shall correctly indicate the new dedication of 10 ft. of right of way and corner chord for Sunrise Boulevard. This sign must be within a triangle defined by 25 foot legs measured from the intersection point of Sunrise Boulevard and N.E. 16 Avenue/N.E. 17 right of way lines, respectively.
9. The landscape architect shall verify that any landscaping hedges or other continuously view obstructing plants are to be maintained below 2.5 ft. in height within previously described clear sight triangles.
10. A photometric plan shall be provided in accordance with Section 47-20.14 of the ULDR.

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Division: Fire

Member: Albert Weber
828-5875

Project Name: Henri & Marie-Paule Terrier/
La Coquille Corp.

Case #: 136-R-01

Date: 12-19-01

Comments:

- 1) NFPA 101, 24-3.5.1 requires fire sprinklers if the total building area exceeds 12,000 sq ft.
- 2) Flow test required.
- 3) Show a sprinkler fire line with DDC, and FDC.
- 4) Show hydrant location.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Henri & Marie-Paule Terrier/
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Case #: 136-R-01

Date: December 19, 2001

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Henri & Marie-Paule Terrier/
La Coquille Corp.

Case #: 136-R-01

Date: 12/19/01

Comments:

1. All Tree Preservation Ordinance requirements apply. Indicate guarantee requirements for relocated trees.
2. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
3. Show required curbing. All landscape areas to be protected from vehicular encroachment. The nose of peninsula tree islands to be curbed with concrete curbing.
4. Regarding the street tree requirements, verify that ½ of the trees are shade trees.
5. Add rain sensor requirement to irrigation note.
6. Provide the calculations that verify that the 10' average buffer adjacent to the R.O.W. is met.

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Division: Planning

Member: Jim Koeth
828-5276

Project Name: Terrier La Coquille

Case #: 136-R-01

Date: December 19, 2001

Comments:

1. Dimension sidewalks on site plan. Discuss with Engineering Rep. and applicant at the meeting.
2. Discuss dead-end parking area with Engineering Rep. and applicant at the meeting.
3. Discuss circulation for proposed restaurant with Engineering Rep., Zoning Rep. and applicant at the meeting.
4. Dimension loading/unloading area on the site plan.
5. Provide lighting pole detail (height, type, shield et. al.) and locations. Provide photometrics.
6. Indicate adjacent building outlines on site plan.
7. Provide detail for bufferyard wall.
8. Provide narrative outlining compliance (point by point) with ULDR Sec. 47-25.3.
9. Curb all driveway radii.
10. Provide text narrative outlining proposed operations (hrs. of operation, uses, security et. al.).
11. Provide detail for proposed signage.
12. As per ULDR Sec. 47-19.2, all mechanical equipment must be screened. Discuss with applicant and Zoning Rep. at the meeting.
13. Provide a copy of the most current recorded plat for the proposed site. Applicant shall provide documentation verifying that site does not require platting. I.e.: specifically

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delineated lots under previous plat, verification letter from Broward Co. Planning Council, et. al.

14. Response to all comments shall be provided within 60 calendar days or project may be subject to additional DRC review.

Additional comments may be forthcoming at DRC meeting.

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Division: Police Member: Det.C.Cleary-Robitaille
Project Name: Restaurant/Retail,LaCoquille Corp. Case #: 136-R-01
Date: 12-19-01

Comments:

It is recommended that the office/ safe area be moved to a location that is more visible to both employees and the public. Placing the office by the rear door makes the business more vulnerable to robberies.

The rear door should be made of metal and be placed in a metal frame. Interior hinge pins should be used, and a peephole allowing at least 180 degree surveillance of the area should be installed.

Exterior door locks should be made of case-hardened steel and enclosed in a moveable steel ring. Steel door guards should be placed over lock areas.

Impact resistant material should be installed on all glass areas.

A perimeter alarm system that includes glass-breaking sensors is recommended.

When installing landscaping and lighting in the parking lot, care should be taken to ensure that tree canopies will not interfere with illumination.

Please submit written responses prior to sign-off.

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Henri & Marie- Paule Terrier/
La Coquille Corp.

Case #: 136-R-01

Date: 12/19/01

Comments:

1. Dimension loading zones in accordance with section 47-20.6.
2. Indicate adjacent zoning districts on site plan.
3. Dimension centerline of all right-of-ways.
4. Buffer yard requirements of section 47-25.3 apply to this development site where it abuts residentially zoned and used property.
5. Provide setbacks and sight triangles of pylon signs in compliance with section 47-22. Provide design details of pylon signs.
6. Discuss stacking distance and dead end parking with the applicant and Engineering representative.
7. Dimension vehicular reservoir spaces in accordance with section 47-20.17.
8. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
9. Dumpster enclosure shall comply with setback requirements of the zoning district in which they are located in accordance with section 47-19.4.

Additional comments may be forthcoming at DRC meeting.